

for sale

offers in excess of **£325,000**



## Obridge Road Taunton TA2 7PX

Benefiting from SPACIOUS ground floor living accommodation, ideally suited to modern day living, this EXTENDED semi detached home with superb outlook, GENEROUS GARDEN and ample parking benefits from a WONDERFUL end of cul-de-sac position and STANDS PROUDLY on the north side of Taunton.



# Obridge Road Taunton TA2 7PX

## Front Door

Leading to...

## Entrance Hall

Radiator. Understairs storage cupboards.

## Lounge

13' 1" into bay x 10' 3" max ( 3.99m into bay x 3.12m max )  
Double glazed bay window with window seats. Feature fireplace with gas living flame. Two built-in dresser units.

## Sitting Area

11' 3" x 10' 5" max ( 3.43m x 3.17m max )  
Feature fireplace. Radiator. A large square archway through to...

## Kitchen / Diner

16' 6" x 11' 10" ( 5.03m x 3.61m )

Dual aspect double glazed windows to rear and side with double glazed door to rear opening onto the patio. The kitchen itself is equipped with a comprehensive range of base mounted units with roll top work surfaces incorporating a one and half bowl sink and drainer with mixer tap. Recess for a range master cooker with splashback and cooker hood over. Integrated dishwasher and wine rack. Inset lighting. Square archway through to...

## Utility Room

8' x 6' 6" ( 2.44m x 1.98m )

Continuing in the style of the kitchen the utility is equipped with wall and base mounted units with wooden worktop. Recess for an American style fridge freezer. Radiator. Inset lights.



## Boot Room

Providing side access into the garden and driveway this impressive storage room also incorporates wall and base units with plumbing for automatic washing machine.

## First Floor Landing

Double glazed window to side. Attic hatch.

## Bedroom One

12' 7" into bay x 9' 2" plus wardrobe ( 3.84m into bay x 2.79m plus wardrobe )

Double glazed bay window to front. Radiator. His and her double built-in wardrobes with overhead storage.

## Bedroom Two

11' 5" x 10' 3" max ( 3.48m x 3.12m max )

Double glazed window to rear. Radiator.

## Bedroom Three

8' 3" x 7' 3" ( 2.51m x 2.21m )

Double glazed window to rear. Radiator.

## Bathroom

Suite comprising low level WC, pedestal wash hand basin with mixer tap and bath with mixer tap and integral shower over. Obscure double glazed window to front. Heated towel rail and tiled walls.

## Rear Garden

Laid primarily to patio and lawn this enclosed level and generous garden is well stocked with a variety of plants, shrubs, small trees and bushes and is also home to three large sheds.

## Parking

Off road parking provided for up to four cars including a tarmac driveway with security gates for one car.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### directions to this property:

From the centre of Taunton head towards the Wickes roundabout taking the second exit towards the Obridge viaduct. Take the first exit at the subsequent roundabout onto Priorswood Road and continue along the road taking the third left onto Obridge Road where the property will be found on the left hand side.

To view this property please contact Connells on

**T 01823 334 433**  
**E taunton@connells.co.uk**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311757 - 0003

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/TTN311757](http://connells.co.uk/Property/TTN311757)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)